

086.0

0003

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

522,600 / 522,600

USE VALUE:

522,600 / 522,600

ASSESSED:

522,600 / 522,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
197		WESTMINSTER AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: LOFTUS MARSHA R/TRUSTEE

Owner 2: MARSHA R LOFTUS DECLARATION TR

Owner 3:

Street 1: 197 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: LOFTUS MARSHA -

Owner 2: -

Street 1: 197 WESTMINSTER AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 4,717 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1873, having primarily Vinyl Exterior and 2127 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

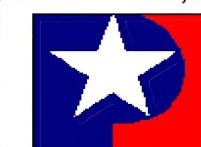
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4717		Sq. Ft.	Site		0	70.	0.71	6			Other	-40					235,835						235,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4717.000	271,900	14,900	235,800	522,600			54602
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/08/18		

**USER DEFINED**

Prior Id # 1:	54602
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:42:56
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 086.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	272,000	14900	4,717.	235,800	522,700	522,700	Year End Roll	12/18/2019
2019	101	FV	203,900	14900	4,717.	232,500	451,300	451,300	Year End Roll	1/3/2019
2018	101	FV	203,900	14900	4,717.	178,600	397,400	397,400	Year End Roll	12/20/2017
2017	101	FV	203,900	14900	4,717.	168,500	387,300	387,300	Year End Roll	1/3/2017
2016	101	FV	203,900	14900	4,717.	155,000	373,800	373,800	Year End	1/4/2016
2015	101	FV	193,000	14900	4,717.	144,900	352,800	352,800	Year End Roll	12/11/2014
2014	101	FV	193,000	14900	4,717.	133,400	341,300	341,300	Year End Roll	12/16/2013
2013	101	FV	193,000	14900	4,717.	133,400	341,300	341,300		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOFTUS MARSHA,	67947-260		9/1/2016	Convenience	10	No	No		
	12388-399		3/2/1973		22,750	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2007	8	Re-Roof	9,495	C				
12/28/1993	622	Manual	1,200	C				STOVE
1/6/1993	5		20,000	C				2 STORY ADDITION
12/23/1992	654		5,000	C				FOUNDATION

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
11/26/2008	Meas/Inspect	336	PATRIOT
3/23/2000	Inspected	276	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	263	PATRIOT
8/6/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Average	A Bath:	Rating:	GAR IS IN LEX PDAS. OF=BMT SINK.										
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:											
			%	1/2 Bath:	Rating:	A HBth:	Rating:											
				OthrFix: 1	Rating: Average													
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: C - Average	Year Blt: 1873	Eff Yr Blt:		Kits: 1	Rating: Average	Level	FY LR DR D K FR RR BR FB HB L O	1st Res Grid Desc: Line 1 # Units: 1										
Alt LUC:		Alt %:		A Kits:	Rating:	Other												
Jurisdct:		Fact: .		Fpl:	Rating:	Upper												
Const Mod:				WSFlue: 2	Rating: Average	Lvl 2												
Lump Sum Adj:						Lvl 1												
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>Lower</b>										
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Location:		Totals	RMS: 6	BRs: 3	Baths: 3	HB								
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	50 %	Total Units:														
Bsmnt Flr: 12 - Concrete	Subfloor:			Floor:														
Bsmnt Gar:				% Own:														
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S		Name:														
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1																
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 086.0-0003-0014.0										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
5	Gar w/improv	D	Y	1	24X36	G	GD	1960		24.60	T	30	101			14,900		14,900
More: N	Total Yard Items:	14,900		Total Special Features:			Total:	14,900										